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JAN 4 2007

December 22, 2006

ENVIRONMENTAL PROTECTION



Nevada Department of Environmental Protection  
Brownfields Program  
901 South Stewart Street, Room 4001  
Carson City, NV 89701

Dear Ms. Johnson:

Please accept the attached Brownfields Funding Application for assistance with cleanup work at the Reno-Sparks Indian Colony commercial/industrial site located at 2400 East Second Street in Reno. Along with the application, I have attached a resolution from the Tribal Council supporting this partnership with Nevada Department of Environmental Protection in addressing an environmental liability while preparing a site for redevelopment.

If you have any questions or concerns regarding this application, please contact me at 329-2936 or Scott Nebesky, Planning Director, at 785-1363.

Sincerely,

  
Arlan D. Melendez  
Tribal Chairman

cc: Scott Nebesky, Planning Director  
Eric Hubbard, Kleinfelder

Attachments:

RSIC Resolution No. 2006-RS-109  
Phase I Environmental Site Assessment, dated November 16, 2006 (digital CD)



# State of Nevada

## Division of Environmental Protection

### Brownfields Funding Application



Please complete the following form with the most accurate information available to you. Along with this form you should attach the following information: a map showing the project location, any completed assessment work previously undertaken at the site (for cleanup applications, a copy of the assessment work does not need to be attached if the assessment was conducted under a previous State or Federal brownfields funding award), individual parcel information for multi-parcel projects, and any information about the project which would help the applicant reviewer understand the redevelopment project being proposed.

When completed, mail the application and attached information to  
Nevada Division of Environmental Protection, Brownfields Program  
901 South Stewart Street, Room 4001  
Carson City, NV 89701

For any help in preparing this application or any general Brownfields questions, please feel free to call (775) 687-9368 and ask for the Brownfields Program.

#### A. Applicant Information

- 1) Project Title: RSIC East Second St Commercial Site
- 2) Are you seeking assistance with assessment or cleanup work for your project?
- Assessment: ☐ Cleanup: ☒
- 3) Does your project involve potential petroleum contamination or hazardous substances?
- Petroleum Contamination: ☒ Hazardous Substances: ☒
- 4) Agency Applying for Brownfields Funding: Reno-Sparks Indian Colony
- 5) Project Contact Name and Title: Scott Nebesky, AICP/ Planning Director
- 6) Project Contact's Address: Reno-Sparks Indian Colony  
98 Colony Road  
Reno, Nevada 89502
- 7) Project Contact's Phone: 775-785-1363

#### B. Site Information (for multi-parcel properties, attach a separate sheet detailing the parcel name, assessor's parcel number, address, acreage, current use, and owner for each individual parcel; indicate for questions 8-15 below that a separate sheet has been attached.)

- 8) Current Site Name: RSIC East Second St Commercial Site
- 9) Site Street Address: 2400 East Second Street (north side of East Second St directly east of US 395)  
Reno, Nevada
- 10) Current Zoning: commercial 11) Site Acreage: 22
- 12) Assessor's Parcel Number: Washoe County APN 012-301-04, 07, 08, 10, 12, 13, 15, 19 and 20
- 13) Latitude: (If readily available) 39.529133 Longitude: -119.782037
- 14) Please attach a map showing the location of the subject site. For multiple-parcel sites, make sure that the map clearly shows the boundaries of each separate parcel.

## **B. Site Information (con't)**

15) Please briefly discuss the current ownership of the site, specifically detailing who the current owner of the site is, when they acquired the site, and how the site was acquired (i.e. tax foreclosure, eminent domain, purchase, etc.). If you as the applying agency are not the current owner of the property, discuss how the current owner is involved in the project.

All of the properties are held in trust by the US Government (Bureau of Indian Affairs) for the Reno-Sparks Indian Colony (RSIC) except for parcel APN 12-301-04 (0.625 acre) which is owned by the RSIC and is in the process of being accepted into Trust status. The 22-acre site consists of 9 parcels which were purchased by the RSIC over a 13 year period starting in 1994.

16) Using the space provided below, provide a brief description of the current site usage, making particular note of any site uses which may either have caused or contributed to site contamination issues.

Currently, the site is predominantly vacant and unused with the exception of two billboards and a cellular communication tower. Concrete foundations, walls and asphalt surfacing are present on the site. As recently as 2005, the site was occupied by multiple industrial and commercial businesses that most recently included a nightclub, a plant nursery, an automobile storage yard, an automobile body shop, a commercial printing facility, radiator repair shop, auto repair facility, machine shop, a sheet metal fabricating company, a glass company, an electronics lab and a construction company.

17) With the information available to you, what were the past property uses which may have caused or contributed to current site contamination issues.

The site was previously occupied by multiple industrial and commercial businesses that most recently included a nightclub, a plant nursery, an automobile storage yard and an automobile body shop. Historical site occupants included a commercial printing facility, radiator repair shop, auto repair facility, machine shop, a sheet metal fabricating company, a glass company, an electronics lab and a construction company. Chemical use by previous occupants may have included solvents, petroleum products and metals. Septic systems used by previous occupants reportedly remain onsite.

18) Please disclose and discuss any environmental regulatory involvement or enforcement actions which have occurred at the site.

Due to an explosion at the Maaco Auto Painting and Bodyshop (2445 E. 2<sup>nd</sup> Street), a release of diesel, propane, paint and paint thinner occurred in April 1999. The Washoe County District Health Department was apparently the responding agency, and indicated that fire suppression runoff was minimal.

19) Please attach any documents for any environmental assessments which may have been conducted previously for the site. If you are applying for cleanup funds, and the assessment work was conducted through a previous Federal or State Brownfields grant, you do not need to attach a copy of that assessment.

**C. Project Information** (The information provided in the following fields will be used by the NDEP Brownfields Program to prioritize project funding and rank competing projects. The Brownfields Program currently makes every effort to fund each eligible project; however, where several projects are competing for limited funding, we will use information regarding the planned redevelopment project, the benefits to the community, and the amount of community involvement to prioritize our funding.)

20) In the space provided below, please provide information regarding the anticipated future re-use of the property, specifically highlighting how this redevelopment project will benefit the affected community (i.e. job creation, park and greenspace creation, improved access to services, etc.)

The property is proposed to be developed as a large retail center such as a Wal-Mart Supercenter. The RSIC redevelopment of the site will result in the development of numerous jobs for the local and Native American community. It will provide the Reno-Sparks Indian Colony a stable revenue source through lease fees and sales tax. The revenues will be used to provide essential government services such as health care and public safety. As required by any standard lease agreement, the redevelopment of this site will require an environmental site assessment and cleanup of potential petroleum and/or hazardous substances.

The industrial site has been served by 9 septic systems located adjacent to the Truckee River. With the redevelopment of the site, the septic systems will be abandoned and replaced with community sanitary sewer provided by the City of Reno. In addition, the proposed land use will provide improved access to shopping opportunities for nearby residents and tourists that will result in a reduction in length of shopping commutes and reduction in automobile fuel consumption.

The redevelopment will finance the construction of a portion of the regional flood control infrastructure in accordance with Corps of Engineers standards. The revitalization of the area through the redevelopment will eventually include enhanced access to and along the river as part of a regional linear pathway system.

21) Describe how this project fits in with community-wide revitalization or master plans previously developed by the community. Feel free to attach to your application any planning documents which can help demonstrate the redevelopment vision and strategic planning being undertaken by the community.

The proposed site development will be a major contributor to the revitalization of the local area through the redevelopment of the site with a full service supercenter that includes a general merchandise, groceries, bank, fast food, florist, hair salon. This will be provided to the residents in an area that has been previously underutilized with low grade commercial and industrial businesses. The redevelopment of the site will transform the area from a site with environmental liability and contamination to a vibrant commercial center located along US Hwy 395 and the Truckee River.

22) How has the community been involved, or planned to be involved, in the potential cleanup/redevelopment activities at this site?

The Reno-Sparks Tribal community has been involved in the redevelopment of this site through numerous community meetings and presentations to the Reno-Sparks Tribal Council, as follows: November 30, 2004, RSIC Economic Development; April 28, 2005, City of Reno Ward 3 Neighborhood Advisory Board mtg.; May 3<sup>rd</sup>, 2005 RSIC Community Meeting; June 1, 2005, RSIC Economic Development Mtg. Every month, Scott Nebesky, RSIC Planning Director provides the Tribal Council an update of the redevelopment efforts during a public meeting. The attached resolution supporting the brownfields application was approved during a public hearing.

**D. Applicant's Signature** (A representative of the applying agency should sign the application; it does not need to be the project contact as listed in the first section, but it should be someone with the authority to sign on the agency's behalf.)

Signature: Arlan D. Melendez Date: Dec 22, 2006  
Name: ARLAN D. MELENDEZ Title: CHAIRMAN R-S-I-C.

**E. List of Attachments** (Please provide a list of attachments which are being submitted with the application. This will ensure that all relevant information is reviewed by the NDEP Brownfields Program staff.

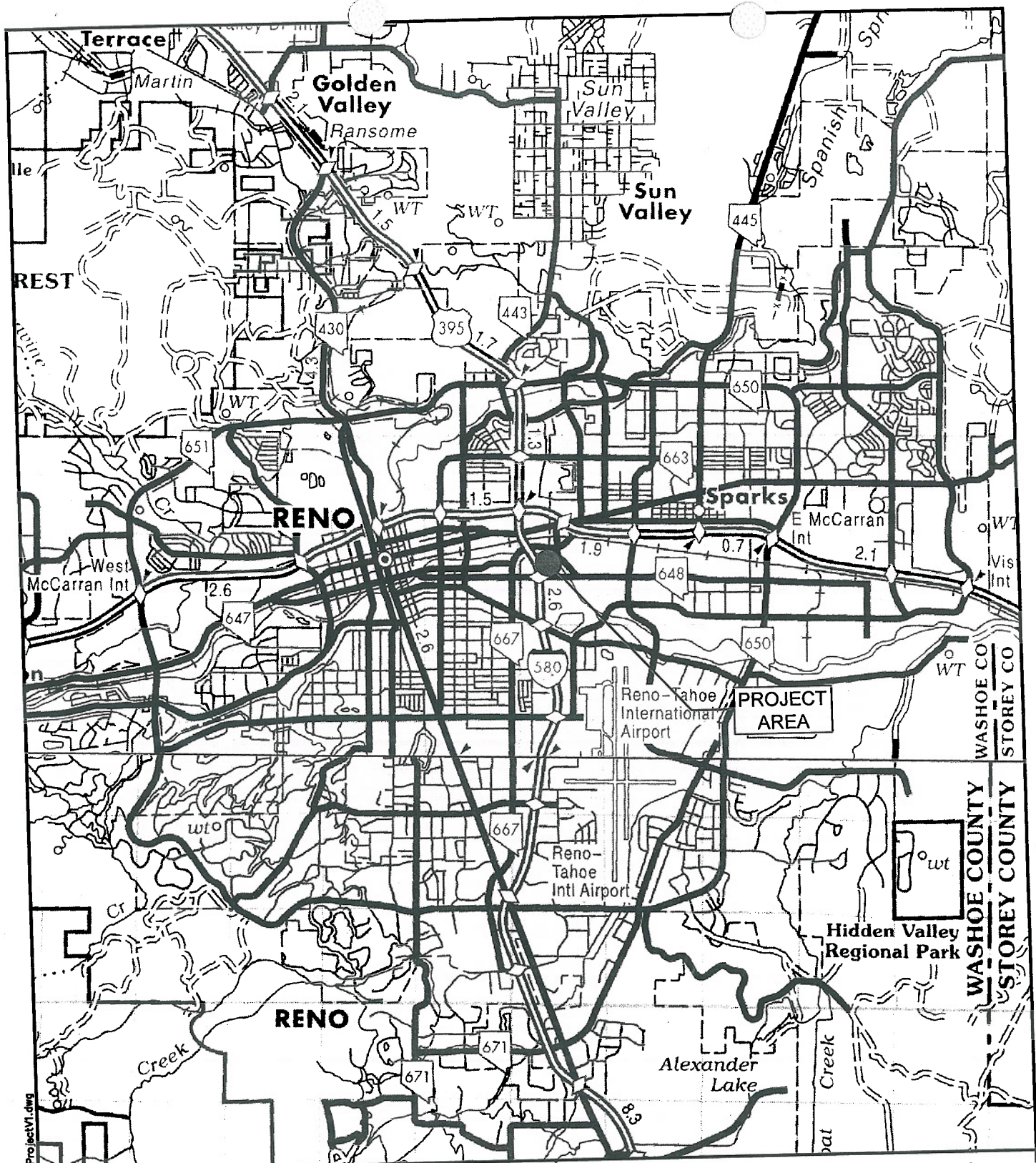
Electronic copy of "Enviromental Site Assessment Phase I, Future Wal-Mart Supercenter, East 2<sup>nd</sup> Street @ Highway 395, Reno, Nevada, CEI Project No. 18637.0.20180", dated November 16, 2006, by CEI Engineering Associates, Inc.

RSIC Resolution No. 2006-RS-109

RSIC Comprehensive Plan (year 2000) pages 6 and 7

Location Maps





BASE IMAGE: NDOT HIGHWAY MAPS

## RENO SPARKS INDIAN COLONY

FIGURE 1  
GENERAL LOCATION

DATE  
DRAWN (

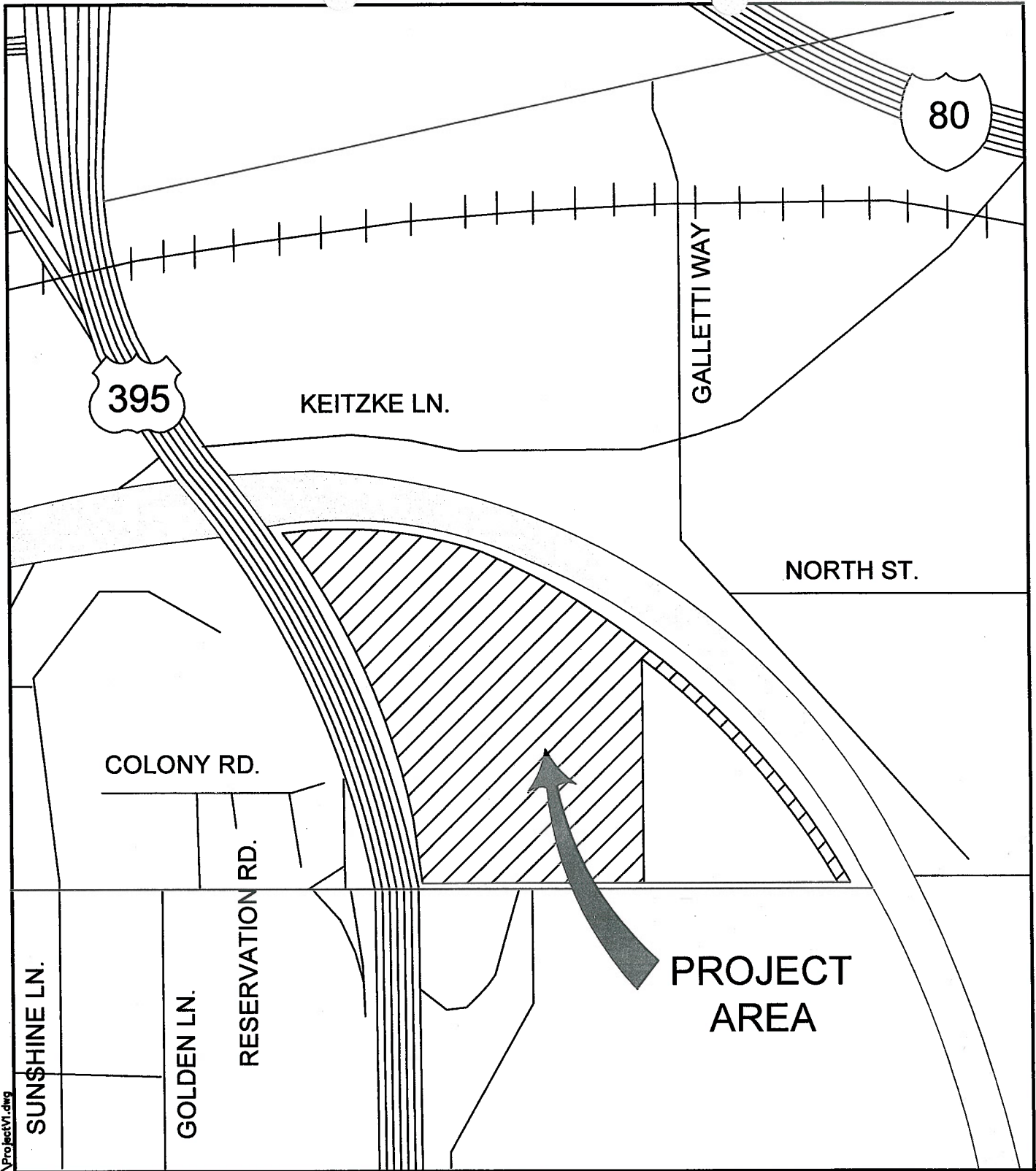
REVISION

DESIGN  
BY DW

DRAWN  
BY RD

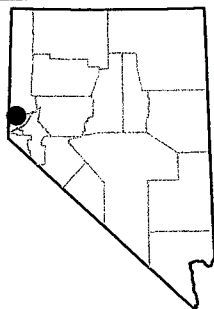
CHD  
BY

SCALE NTS



RENO SPARKS INDIAN COLONY

FIGURE 2  
SITE LOCATION



DESIGN BY	CC	DRAWN BY	AA	CH'D BY	SCALE	NTS	DATE DRAWN	5
							REVISION	



SCOTT

RENO-SPARKS INDIAN COLONY

YEAR 2000 COMPREHENSIVE PLAN

AND

PARCEL MASTER PLANS



NEVADA-SIERRA PLANNERS



## PROPOSED LAND USE

From the complete list of land uses (Table Five, Land Use Chapter III) the following Colony Road land uses are proposed:

		CURRENT	FUTURE	(AC) FUTURE	(%) TOTAL
<b>RESIDENTIAL</b>					
R1	Single family	X	X	24.22	41.1%
R2	Multi-family	X	X	1.00	0.1%
<b>COMMERCIAL</b>					
C1	General commercial, retail and wholesale	X	X	28.86	49.1%
<b>COMMUNITY</b>					
CO2	Recreation				
	Indoor	X	X		
	Community Facilities				
C03	Tribal	X	X	4.19	7.1%
C05	Public Services	X	X		
C06	Education	X	X		
C07	Church		X	0.61	1.0%
<b>NATURAL RESOURCES</b>					
N3	Water	X	X		
N6	Cultural		X		
S1	<b>SPECIAL USES</b>		X		
S2	<b>SPECIAL DISTRICT</b>		X		
S3	<b>EXEMPTED DEVELOPMENT</b>		X		
S4	<b>TEMPORARY USES</b>		X		
S5	<b>NON-CONFORMING USES</b>		X		
	<b>OVERLAY USES</b>		X		
S6	Sphere of Influence		X		

Table Three – Proposed Land Use

Although there are many categories of land use with no acres proposed, these are listed desirable uses for the Colony Road parcels which may come about through modest changes and renewal efforts. Without vacant land to work with, these options in conjunction with new acquisitions can offer diversity needed for community development at Colony Road.

### JENSEN PARCEL - SUBJECT PARCEL

This land figures prominently in the future economic development of the Colony. Marketing and feasibility for this parcel have been studied and it has been determined that the highest and best use will be that of "Big-box/mixed-use, Retail center." This kind of development has been successful in Reno-Sparks area and the outstanding location of this parcel offers reason to believe it will succeed here too. It will be the most ambitious development undertaken by RSIC yet but the Colony feels that it is essential to

its adjustment strategy to compensate for a future when smoke shops are no longer viable.

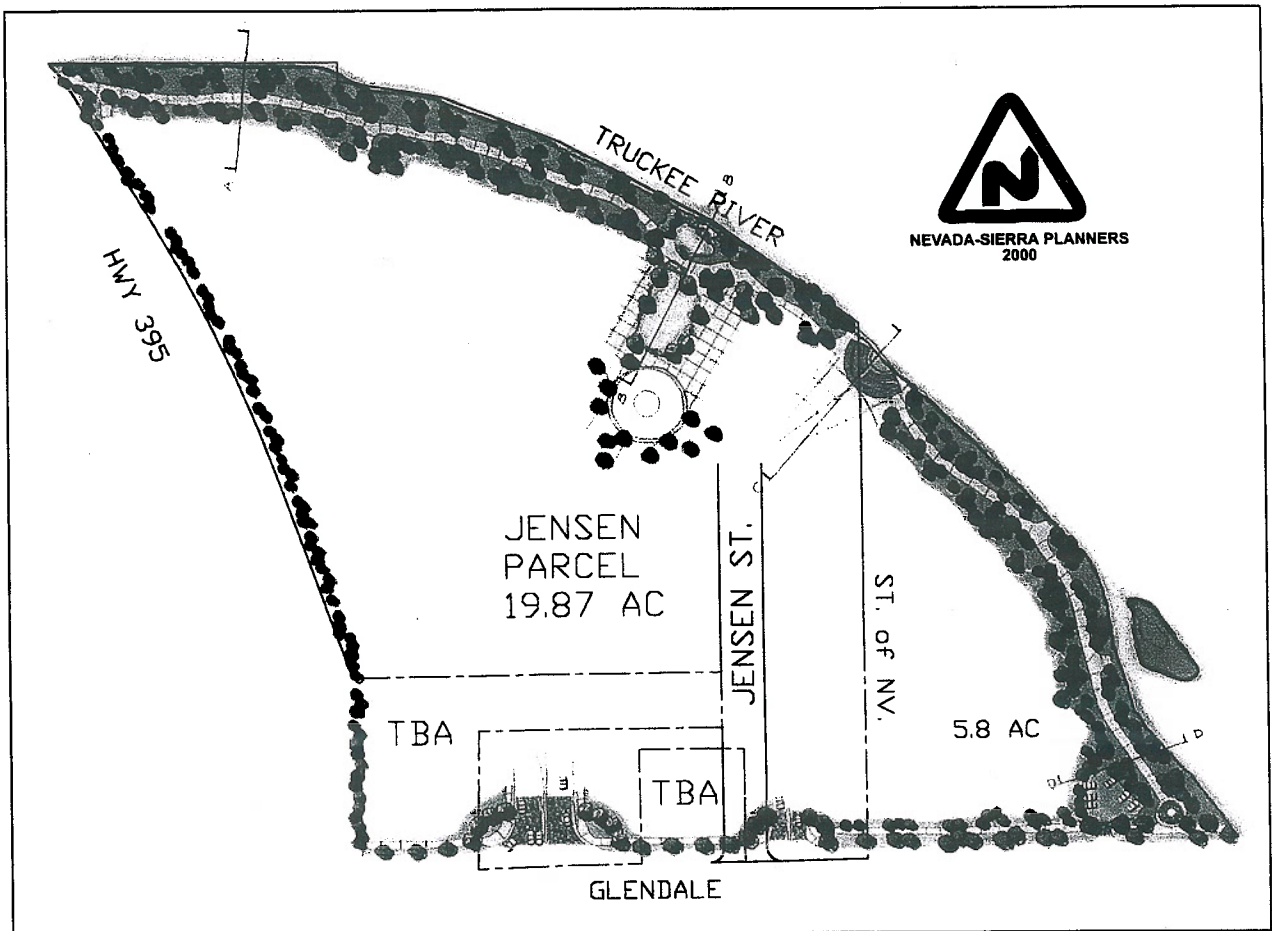


Figure Four – Jensen Parcel (Courtesy Blossom Design Group)

The potential of Jensen Parcel is tied to its connection with the Truckee River. This schematic of the site envisioned by the project architect includes a footpath along the River and under the freeway to connect with lands on the west side of HWY 395. Yet to be acquired (TBA) is a 1.17 parcel which fronts on Glendale and Jensen streets, a 0.62 parcel at the corner of Jensen and Glendale, and 5.8 acres between the Truckee River and Glendale currently owned by the State of Nevada. With the addition of these acreages the total for Jensen comes to 27.46 acres, very adequate for a significant development in the Truckee Meadows.

When land base has been put together the Colony should designate the edge of the Truckee land as N3, Natural Resources, as provided in the Colony Road proposed land use (Table Three).



**Resolution No. 2006-RS-109**

**RESOLUTION  
OF THE  
RENO-SPARKS TRIBAL COUNCIL**

**WHEREAS,** the Tribal Council of the Reno-Sparks Indian Colony (RSIC) is organized pursuant to the provisions of the Indian Reorganization Act of June 18, 1934 (48 Stat. 984), as amended, to provide for certain rights of home rule and to be responsible for the general welfare of its membership; and

**WHEREAS,** the Reno-Sparks Indian Colony is an eligible applicant for the Nevada Division of Environmental Protection's Brownfields Funding Program; and

**WHEREAS,** the Reno-Sparks Indian Colony desires to redevelop a 22-acre underutilized commercial/industrial site for economic development located on East Second Street adjacent to US Highway 395; and,

**WHEREAS,** a Phase I Environmental Site Assessment has identified the need to complete a Phase II Environmental Site Assessment, soil sampling and testing and remediation based on recent and past commercial and industrial uses.


**NOW THEREFORE, BE IT RESOLVED** that the Reno-Sparks Indian Colony Tribal Council hereby approves and authorizes the submission of an application to the Brownfields Funding Program administrated by the Nevada Division of Environmental Protection for an amount up to \$400,000 for the preparation of a Phase II Environmental Site Assessment and potential remediation of any environmental contamination located within the Reno-Sparks Indian Colony 22-acre commercial/industrial site; and,

**BE IT FURTHER RESOLVED** that up to \$150,000 from the approved Business Sites Readiness fund, currently allocated for environmental remediation, be used as matching funds, if necessary; and,

**NOW BE IT FINALLY RESOLVED** that the Tribal Chairman or his designee be authorized to submit the funding application on behalf of the Reno-Sparks Indian Colony and to accept, negotiate, extend or amend this grant as required.

**CERTIFICATION**

I, the undersigned Secretary of the Reno-Sparks Tribal Council, hereby certify that the Tribal Council, composed of nine (9) members of whom eight (8) constituting a quorum were present at a duly called meeting which was convened and held on the 29th day of November, 2006, and the foregoing resolution was duly adopted by a vote seven (7) for, zero (0) against, and one (1) abstention, pursuant to authority contained in the Constitution and By-Laws of the Reno-Sparks Indian Colony.

  
\_\_\_\_\_  
Ruth Sampson, Secretary  
Reno-Sparks Tribal Council